



8b, North Road, Hertford
SG14 1LR
Offers In Excess Of £1,350,000



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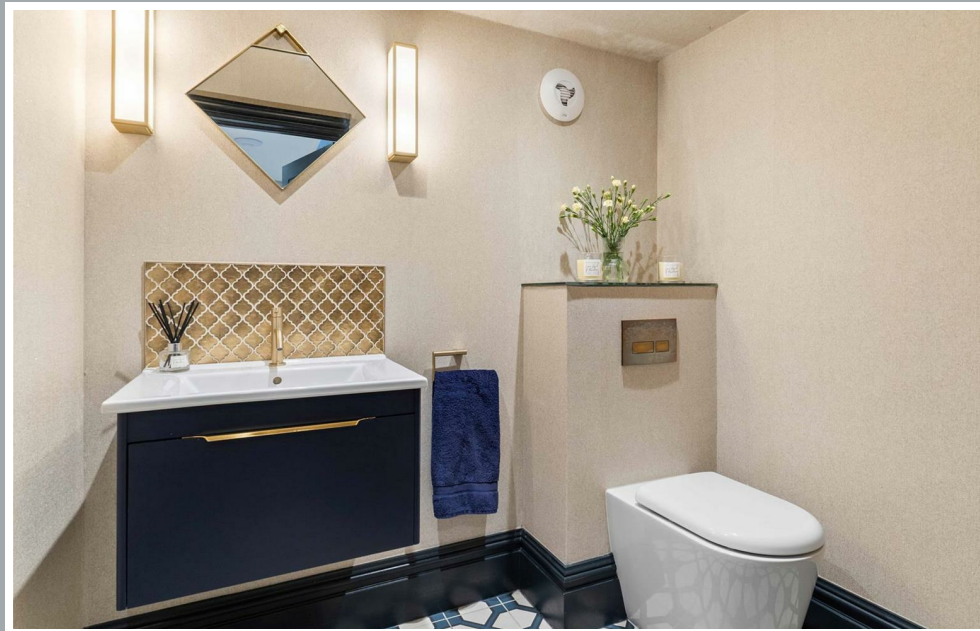
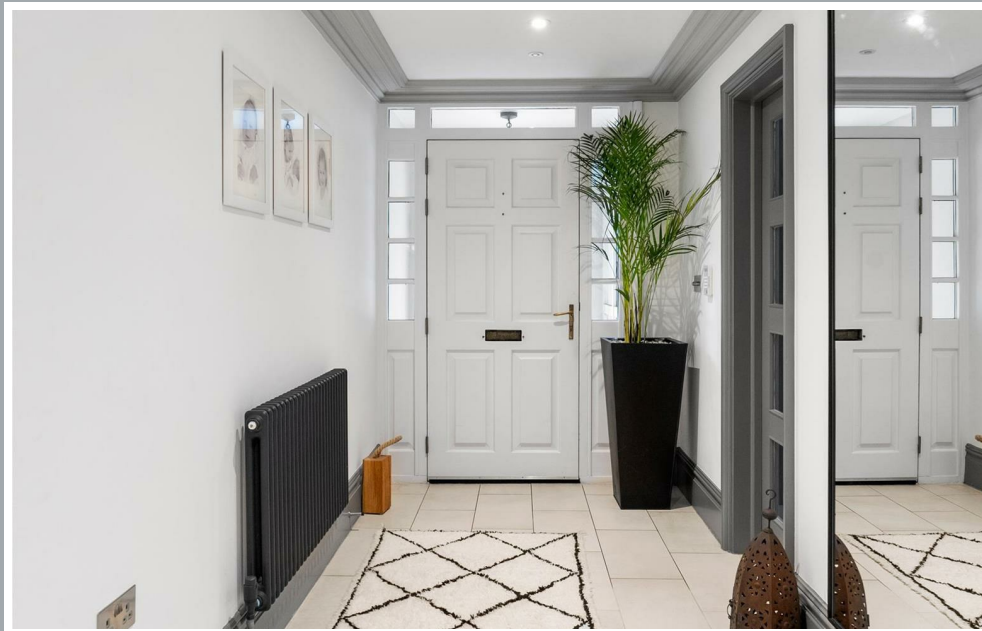
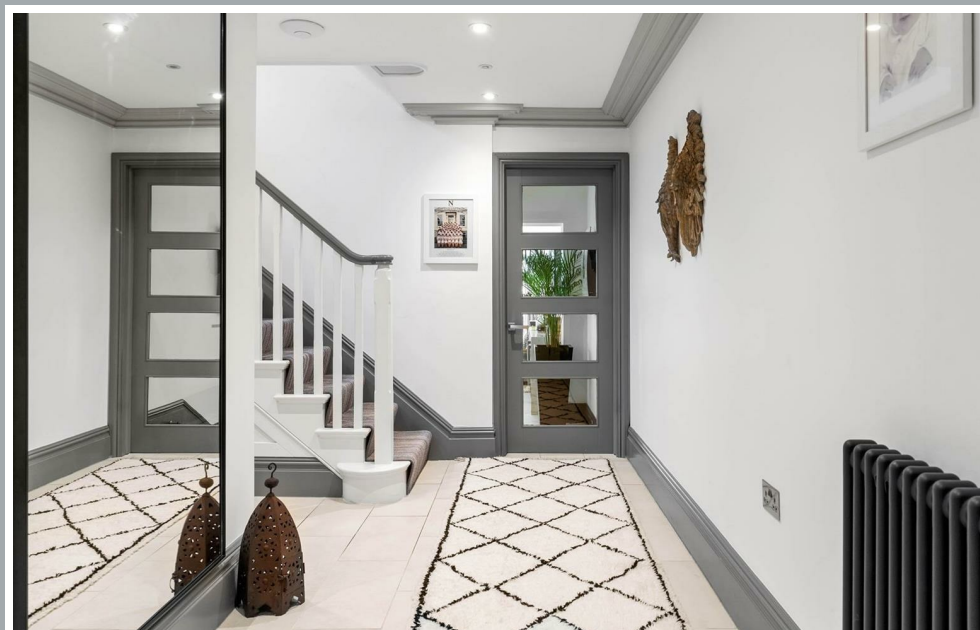
8b North Road, Hertford, Herts, SG14 1LR

An exceptional modern home located within this enviable town location offering stylish modern take on a traditional styled town house. The spacious accommodation comprises of a spacious entrance hall with guest cloakroom, a study/home office and large extended kitchen/dining/living space with a separate utility room. On the first floor, there is a large formal living room, 2 double bedrooms and a shower. On the top floor, there is a large main bedroom with an en-suite shower room and a large dressing room (formerly bedroom 5), along with another double bedroom and bathroom. Externally, there is driveway parking for at least 3 cars, a locked store and the rear gardens enjoy a fabulous green outlook with a raised sun terrace.

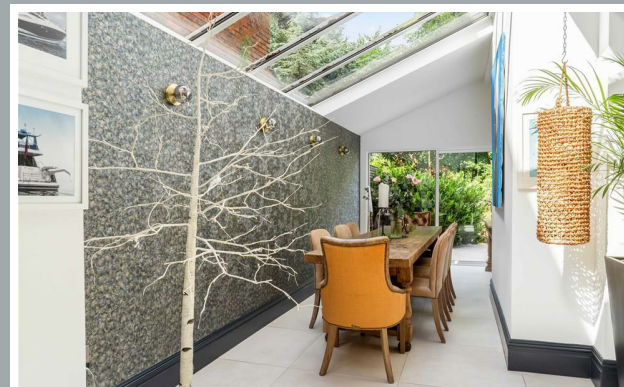
The property is located within an enviable position, directly between Hertford's town centre and Hertford North train station, ideal for a convenience lead lifestyle. Hertford town centre offers a vibrant choice of restaurants and shops, along with the newly regenerated theatre and Hartham Leisure centre. Hertford North train station provides fast links to London's Moorgate, Kings Cross and Finsbury Park.



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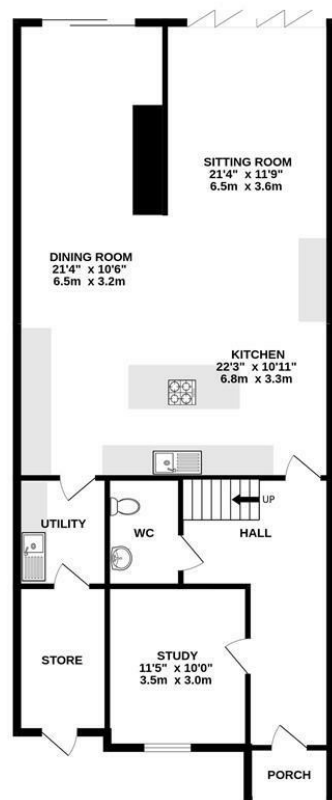


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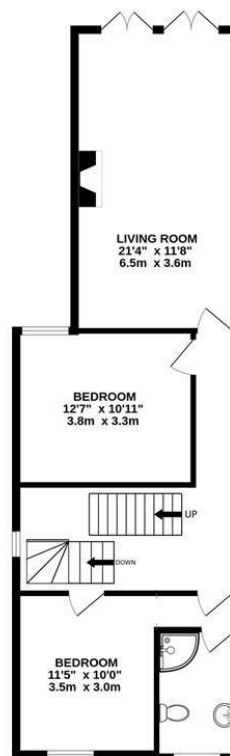


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GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



2ND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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